



19 Brode Close, Abingdon OX14 2QJ

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19 Brode Close

Extended and superbly presented family home, well-situated in a popular North Abingdon cul-de-sac location close to nearby amenities complemented by driveway parking leading to detached converted garage now offering additional living space and larger than average attractive 49' west-facing rear gardens.

Location

19 Brode Close is situated in a very pleasant location towards the edge of this popular North Abingdon cul-de-sac, offering easy pedestrian access to many nearby amenities including general store, hairdressers, church, public house and excellent schooling. There are several nearby bus stops providing a quick route to Abingdon town centre (circa. 2 miles) and Oxford city centre (circa. 6 miles).

Directions what3words – terms.grants.deck

Leave Abingdon town centre using Stratton Way and keep left onto The Vineyard. Proceed across the mini-roundabout onto the Oxford Road and at the following large roundabout turn right onto Twelve Acre Drive. Take the second turning on the right hand side onto Lumberd Road. Continue to the end before turning left onto Brode Close where No.19 is found in numerical order.



- Entrance hall leading to delightful front facing living room
- Dining room/study open plan to extended kitchen/breakfast room featuring part-vaulted ceiling, an excellent selection of units and several built-in appliances, useful cloakroom and separate utility cupboard with doors leading to the rear garden
- Three first floor bedrooms (including two double bedrooms) complemented by family bathroom with contemporary white suite
- Recently replaced uPVC double-glazed windows and mains gas radiator central heating (recently replaced radiators and efficient condensing boiler)
- Front gardens providing driveway parking which extends to the side of the property leading to paved courtyard and detached converted garage offering additional flexible studio/office space
- Larger than average attractive 49' west-facing rear gardens with an extensive lawn and large wooden garden store - the whole enclosed by fencing

3  bedrooms

2  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating C



Extended kitchen/breakfast room featuring part-vaulted ceiling, an excellent selection of units and several built-in appliances



Delightful front facing living room open plan to study/dining room









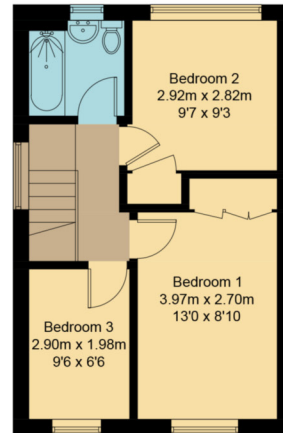
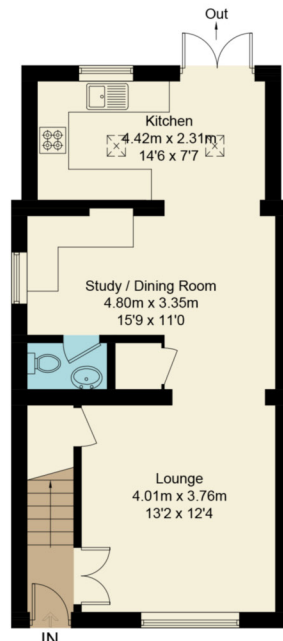
Brode Close, OX14

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft

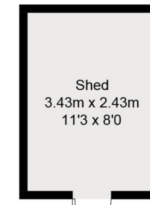
Garden Studio / Office = 15.1 sq m / 162 sq ft

Shed = 8.6 sq m / 93 sq ft

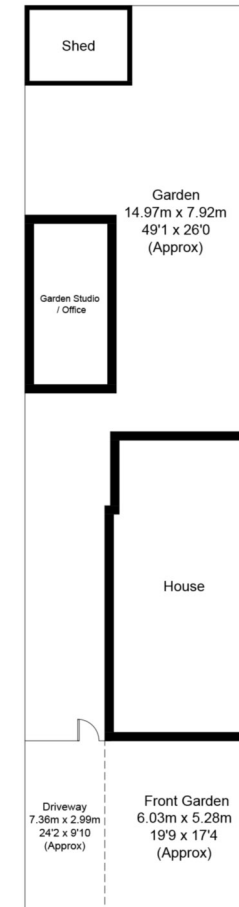
Garden / Driveway Area = 173.1 sq m / 1863 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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